

BUILDING APPROVALS - DECEMBER, AND YEAR, 1956.

Note.- All figures on the first three pages of this bulletin include particulars of approvals issued by Local Authorities to private builders as well as operations of the Queensland Housing Commission. Particulars of the work proposed to be carried out by other governmental authorities are included in the quarterly and annual figures shown on page 4.

The following table gives particulars of building operations approved in Queensland during the month of December, 1956.

Building Approvals, Queensland, December, 1956.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	
<u>Metropolitan-</u> City of Brisbane ..	203	537,819	207	51,227	41	369,564	38	29,522	988,132
<u>South-Eastern-</u> City of Bundaberg ..	31	63,983	15	2,942	4	21,850	1	383	89,158
Gympie ..	4	10,140	12	2,062	-	-	-	-	12,202
Ipswich ..	23	51,910	6	530	-	-	3	865	53,305
Maryborough ..	4	9,525	13	4,200	2	2,200	2	300	16,225
Town of Redcliffe ..	21	34,825	20	6,173	4	3,320	3	2,576	46,894
South Coast ..	72	168,155	34	19,456	51	156,718	13	29,380	373,709
Shires	62	109,856	43	11,600	29	65,935	10	1,745	189,136
<u>Total</u>	217	448,394	143	46,963	90	250,023	32	35,249	780,629
<u>Toowoomba & S.West-</u> City of Toowoomba ..	17	47,234	44	8,198	2	3,225	8	13,157	71,814
Warwick ..	1	2,700	5	1,200	1	150	-	-	4,050
Town of Charleville ..	4	7,350	9	1,785	-	-	-	-	9,135
Dalby ..	15	36,801	10	1,050	2	2,400	2	800	41,051
Goondiwindi ..	-	-	1	250	-	-	-	-	250
Roma ..	3	7,825	5	1,140	1	2,500	-	-	11,465
Shires	9	18,445	41	7,410	9	19,965	6	7,120	52,940
<u>Total</u>	49	120,355	115	21,033	15	28,240	16	21,077	190,705
<u>Central & Mackay-</u> City of Mackay ..	8	20,569	5	1,750	-	-	1	9,500	31,819
Rockhampton ..	23	56,187	21	4,084	4	14,925	3	419	75,615
Town of Gladstone ..	6	12,500	1	350	1	400	-	-	13,250
Shires	16	33,527	8	3,490	-	-	1	510	37,527
<u>Total</u>	53	122,783	35	9,674	5	15,325	5	10,429	158,211
<u>Northern-</u> City of Cairns ..	7	16,860	13	2,315	3	30,385	3	14,379	63,939
Charters Trs. ..	-	-	3	625	-	-	1	1,567	2,192
Townsville ..	14	35,355	25	4,277	6	43,450	1	150	83,232
Town of Bowen ..	-	-	1	80	1	13,800	-	-	13,880
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is. ..	-	-	-	-	-	-	-	-	-
Shires	436	1,628,189	75	18,492	22	60,700	22	17,386	1,724,767
<u>Total</u>	457	1,680,404	117	25,789	32	148,335	27	33,482	1,888,010
<u>Total State</u> ..	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687

Approvals of new dwellings are usually lower in December than in any other month of the year, because of the practice of the building trade of taking annual holidays in December and January. However, the number of new dwellings approved in December, 1956, was 979, estimated to cost £2,909,800, the second highest value recorded. This variation from the normal trend was due to the large number of approvals in the Shire of Cloncurry (386), the majority of which were for Mount Isa. Additions and alterations to dwellings, at £154,700, were 17 per cent. below the amount for December, 1955.

Approvals of new buildings other than dwellings, valued at £811,500, were low in comparison with previous months and were 42 per cent. below the corresponding total for December, 1955. Additions and alterations to buildings other than dwellings, costing £129,800, were 25 per cent. less than the amount recorded in December, 1955.

The next table shows monthly totals for the whole State from December, 1955, to December, 1956.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	£
<u>1955.</u>									
December ^a	648	1,379,946	744	201,126	255	1,510,364	188	185,199	3,276,635
<u>1956.</u>									
January ..	602	1,424,031	491	123,678	100	604,449	93	124,859	2,277,017
February	659	1,540,861	674	179,751	145	886,013	181	291,581	2,898,206
March ..	641	1,462,134	701	189,287	177	1,201,422	178	172,797	3,025,640
April ..	948	2,748,377	709	185,681	139	761,486	167	182,295	3,877,839
May ..	743	1,787,273	819	223,266	147	1,072,843	215	265,417	3,348,799
June ..	1,058	2,872,034	711	198,385	197	1,092,249	191	338,083	4,500,751
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August ..	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October ..	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687

^a Including approvals for the whole year 1955 in five shires which did not submit monthly returns.

Of the total value of all approvals issued during December, 1956 (£4,005,687), work on dwellings represented 76.5 per cent. (new dwellings 72.6 per cent., and additions and alterations 3.9 per cent.), while work on buildings other than dwellings was 23.5 per cent.

The average estimated costs per dwelling approved in December, 1956, were Brisbane, £2,649; other Cities and Towns, £2,300; and all Shires, £1,877. The averages for the twelve months ended 31st December, 1956, were Brisbane, £2,644; other Cities and Towns, £2,281; and all Shires, £2,031. These averages were higher than the corresponding figures for the twelve months ended 31st December, 1955, by 6.5, 6.3, and 6.3 per cent. respectively. (To avoid distortion of cost comparisons, the figures for Shires shown above exclude December 1956 Cloncurry totals, which consisted mainly of dwellings approved at Mount Isa, where costs are exceptionally high.)

For the December quarter of 1956, the estimated value of new dwellings approved in Brisbane averaged, per 100 square feet, £257 for brick or concrete, £246 for timber, and £217 for fibro-cement.

Average monthly numbers of approvals for new dwellings per 1,000 population during the year 1956, compared with the year 1955 (in brackets), for the various Cities and Towns were:- South Coast, 1.92 (1.94); Redcliffe, 1.77 (1.43); Mackay, 0.99 (0.99); Cairns, 0.82 (0.66); Dalby, 0.79 (0.92); Bundaberg, 0.69 (0.67); Ipswich, 0.67 (0.75); Brisbane, 0.63 (0.61); Hughenden, 0.51 (nil); Toowoomba, 0.51 (0.64); Roma, 0.48 (0.47); Townsville, 0.44 (0.47); Gympie, 0.44 (0.44); Charleville, 0.42 (0.28); Rockhampton, 0.42 (0.47); Warwick, 0.42 (0.39); Gladstone, 0.41 (0.41); Maryborough, 0.39 (0.50); Bowen, 0.36 (0.47); Goondiwindi, 0.23 (1.13); Charters Towers, 0.19 (0.13).

Volume of Building Approvals.

Index numbers of the volume of building approvals issued are shown in the following table. The indexes relate the volumes of the four principal types of work to one another and each to its own pre-war volume. A certain amount of estimation was necessary in preparing the figures, as (i) complete records of all building approvals in 1938 are not available, and (ii) data from various sources had to be used to estimate the rise in building costs from 1938 to 1947, but the indexes set out below should measure the volume of post-war building approvals with reasonable accuracy. All government work except that of the Queensland Housing Commission is excluded.

Index of Volume of Building Approvals.

(Base: Total of All Operations, 1938 = 100.)

Period.	New Dwellings. ^a	Other New Buildings. ^b	Alterations, &c., to Dwellings. ^b	Other Alterations, &c. ^b	All Approvals.
<u>Year -</u>					
1938	60	18	6	16	100
1947	155	10	9	6	180
1948	141	12	11	5	169
1949	146	9	11	6	172
1950	160	11	11	8	190
1951	174	15	12	11	212
1952	152	24	13	9	198
1953	141	40	14	9	204
1954	123	44	13	8	188
1955	111	61	12	11	195
1956	121	52	10	11	194
<u>Quarter Ended -</u>					
December, 1955 ..	105	69	11	12	197
March, 1956 ..	96	45	8	10	159
June, 1956 ..	139	48	10	13	210
September, 1956	109	55	11	11	186
December, 1956 ..	141	60	10	9	220

a Based on actual numbers of dwellings approved, irrespective of variations in average floor area.

b Based on value of approvals issued, adjusted for price rises as follows:- 1938 to December, 1946, 110 per cent.; 1.3 per cent. per month to June, 1951; unchanged, July, 1951, to March, 1953; 0.8 per cent. per month, April, 1953, to date.

Since 1950 the quantity of building work approved has been remarkably constant at about double its pre-war level each year; 1956 was no exception, recording an index of 194. During 1956 there was more activity in the new dwelling field at the expense of other new buildings. However, the index of 121 for new dwellings was much below the peak of 174 recorded in 1951, and the volume of other new buildings, after falling somewhat in the earlier quarters, rose again to a high level in the last two quarters of 1956.

The volume of alterations, &c. to buildings other than dwellings was almost identical with its level in 1955 at two-thirds the pre-war volume of such work. Alterations, &c. to dwellings declined a little from their 1955 volume, but were nevertheless over 50 per cent. above their 1938 level.